

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

March 20, 2015

Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP  
Senior Planner

c: Mayor's Office  
File  
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the March 19, 2015 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

a. Case: Z13-028 Administrative Amendment  
Applicant: 367 Third Street, LLC  
Address: 367 Third Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11009 Lot: 6  
Zone: R-1 One and Two Family Housing District  
For: Administrative Amendment on a 2/12/14 approval for the construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).

Amendment proposes to remove green wall at rear of the building; convert the penthouse community room to residential space to create a duplex unit with the unit below; and install an energy wise green roof instead of a green roof.

**Decision: Adjourned to April 16, 2015 Regular Meeting**

7. Case: Z14-013 Preliminary and Major Final Site Plan  
Applicant: Klein Outdoor Advertising, LLC  
Address: 9 Route 440  
Attorney: Francis Regan, Esq  
Block: 30305 Lot: 1  
Zone: PI- Port Industrial District  
For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.  
“d” Variance: Use  
“c” Variances: Minimum lot area, minimum perimeter setback  
**Decision: Denied**

8. Case: Z14-034 Minor Site Plan  
Applicant: Dante DelForno and Rhett DelForno  
Address: 153 Morgan Street  
Attorney: Robert Verdibello, Esq  
Block: 13002 Lot: 6  
Zone: R-3 – Multi-Family, Mid-Rise District  
For: Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.  
“d” Variance: Use, height  
“c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback  
**Decision: Adjourned to April 16, 2015 Regular Meeting**

9. Case: Z14-038 Preliminary and Major Final Site Plan  
Applicant: The Ishay Group  
Address: 3464 Kennedy Boulevard  
Attorney: George L. Garcia, Esq  
Block: 2603 Lot: 51  
Zone: R-1 – One and Two Family Housing District  
For: Major Site Plan approval to rehabilitate and convert an existing 4 story warehouse to a mixed use building, and add a floor for a total 5 stories. The proposed building is 5 stories, 14 units, and has 2,350 sq ft of ground floor commercial space.  
“d” Variance: Use, Height  
“c” Variances: Expansion of a non-conforming structure containing a non-conforming use  
**Decision: Approved with conditions**

**Cont. on other side →→**

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10. Case: Z14-028  
Applicant: Cheryl and James Cardinali  
Address: 358 7<sup>th</sup> St and 203 Brunswick St  
Attorney: Constantine Bardis, Esq  
Block: 9802 Lot: 19  
Zone: R-1 – One and Two Family Housing District  
For: A 3-story rear yard expansion to a 3-story mixed use building, on a lot with two principal buildings. The 3-story expansion will eliminate the 13 ft setback between the 3-story mixed use building and the 1-story commercial building.  
“c” Variances: Expansion of a non-conforming structure containing a non-conforming use, minimum rear yard setback  
**Decision: Adjourned to April 16, 2015 Regular Meeting; Re-notice required**
11. Case: Z14-033 Minor Site Plan  
Applicant: Maria Monzon  
Address: 335 Central Avenue  
Attorney: Alain Mulkay, Esq  
Block: 2801 Lot: 26  
Zone: NC – Neighborhood Commercial District  
For: Construct a 4-story mixed use building with a ground floor residential unit at the rear of the building behind the commercial use.  
“d” Variance: Use  
**Decision: Approved with conditions**
12. Case: Z14-004 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901 Lot: 5  
Zone: R-1 – One and Two Family Housing District  
For: Construct a 7-story building with 19 units.  
“d” Variance: Use, Height  
“c” Variance: Minimum lot depth, Minimum rear yard, Maximum building coverage, Maximum lot coverage, Parking  
**Decision: Adjourned to April 16, 2015 Regular Meeting**
13. Case: Z14-039  
Applicant: 223 Pavonia LLC  
Address: 223-225 Pavonia Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 10105 Lot: 1  
Zone: Hamilton Park Historic District  
For: Convert an existing retail space into a Category One Restaurant with outdoor seating.  
“d” Variance: Use  
**Decision: Adjourned to April 16, 2015 Regular Meeting**
14. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-036 submitted by Phoenix Development, LLC (334-336 Second St.) B: 11007 Lots: 10 & 11  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-037 submitted by Brunswick 124, LLC (124-128 Brunswick St.) B: 11004 Lots: 27 & 28